

Arlington Historical Commission
Minutes for the Meeting of
Tuesday, 5 January 2016
Whittemore-Robbins House, 7:45 p.m.

1. Call to Order: Commissioners Patrick Guthrie, Pamela Meister, Dianne Schaefer and Eric Stange. Chairman, presiding, JoAnn Robinson.
2. Review of minutes: Reviewed the minutes from December 2015. Minutes are accepted with minor revisions.
3. Communications Received:
 - a. Message from Jarod Galvin, Frank Shirley Architects in Cambridge regarding 252 Gray Street. Scheduled an Informal Hearing for January 5 at 9:00pm.
 - b. Dick Pereli from the Unitarian Universalist Church at 630 Massachusetts Avenue. Inquiring about whether the church is on the Inventory. It is on the Inventory of Historic Structures.
 - c. Call from Carolyn Viles, Solar Company, regarding the property at 9 Walnut Terrace. It is not on the Inventory.
 - d. Maureen O'Neil sold her property at 16-18 Swan Place. It is on the Inventory.
 - e. Sign-Off request for 12 Higgins Street. It is not on the Inventory and a sign-off was sent to the Building Department regarding the demolition of a garage.
 - f. Message from John Magee that he has new plans and calculation of percentages for elevations.
 - g. Message from Town Counsel regarding the hearing process.
 - h. Received new plans for 3-11 Lakeview Street.
4. Reports of other Town Boards and Historical Organizations:
 - a. Arlington Preservation Fund (Guthrie, Schaefer)- Nothing to report.
 - b. Arlington Historical Society (Meister)- Lecture on January 24 - Toys and Toy Making at the Jason Russell House. Come learn about the antique toy collection belonging to the Society, and participate in playing some Colonial-era games.
 - c. Arlington Historic Districts Commission- Joint Meeting of the Arlington Historical Commission and the Arlington Historic District Commission to be held on Thursday, January 14 at 8pm at the Whittemore Robbins House.
 - d. ATED- Arlington Tourism and Economic Development Committee – Memo about restructuring.
 - e. Community Preservation Act Committee (Robinson)- Handouts distributed. Review plan to explain overall mission and areas where there are grants. Plan to look at other towns use of CPA funds and the master plan for Arlington. Look at elemental needs assessment in the master plan with some expansion.
5. Historical Commission FY 2016 Budget – Nothing to report.
6. Projects Proceeding under Hearings and Approvals:
 - a. Whittemore Robbins House Cottage 6/13 Robinson - Nothing to report.

- b. 1173 Massachusetts Avenue 11/14 Guthrie- Nothing to report.
- c. 18 Robin Hood Road 3/15 Robinson- Nothing to report.
- d. 38 Kensington Park 5/15 Stange- Project ½ way done.
- e. 163 Park Avenue 6/15 Guthrie- Nothing to report.
- f. 61 Brantwood Road 7/15 Stange- Project mostly completed. Needs to select door.
- g. 1167 Massachusetts Avenue 8/15 Robinson- Nothing to report.
- h. 42 Henderson Street 10/15 Schaefer- Nothing to report.

7. Continuing Projects

- a. Whittemore Robbins House (and outbuildings): Robinson –No report.
- b. Arlington Civic Block Garden: Robinson – No report.
- c. Education/Outreach: Robinson – No report.
- d. Historic House Markers: Vicki Rose will call to check in on sign making.
- e. Town Hall: No report.
- f. Web Site: Stange – No report.

Discussion and Hearing:

8:00pm Formal Hearing for 3-11 Lakeview Street. Bob Pecci, General Contractor attended the formal hearing. The owners Frank and Philip Privitera were unable to attend. Also present Laura Bergan a neighbor to the property.

It was presented by the Chair of the Arlington Historical Commission that construction at 3-11 Lakeview Street had been completed without a building permit. At this hearing, the modifications that have already been completed are what are being addressed.

Work Completed:

The contractor stated that work had already started with the previous owner and that he and the current owners thought a permit had been secured. Photographs of the changes were shared.

Commissioner's response:

How to amend what has been done to make it appropriate to the building?

Take into consideration the original Spanish Revival design of the buildings.

Remove vinyl siding.

The Commission would like a proposal as to how repairs that are needed can be sympathetic to the building. The current condition detracts from the Spanish Colonial Revival style. New plans should be more sympathetic and propose ideas that would help with the water issue. Consider other materials and textures for the columns. Introduce shallow pitched

roof. Rafter tails could be cut. This would have a visual resemblance to what was originally there.

Recourses that could be taken based on not securing a permit and for not having a hearing with the Arlington Historical Commission before work began:

1. Stop work order
2. Original design be restored
3. Ask for a proposal for a new design
4. Work out fines with the Building Department
5. If we cannot received satisfaction that we could delay the work
6. No permitted work on the building for 2 years

This hearing will continue on Tuesday, February 2 at 8:00pm with the owners.

The hearing ended at 8:34pm.

8:35pm Continued Hearing with John Magee for 42 Henderson Street.

Ms. Robinson stated that she had shared with Town Counsel information about the series of hearings with Mr. Magee and about his appeal that the Arlington Historical Commission does not have jurisdiction over the changes to the property. Town Counsel says that we do have jurisdiction. At this time we have approved the changes to 3 sides of the house and are here to discuss the remaining side.

John Magee presented his plan for the Sawin Street side of his property.

1. Add a bay with shingled shed roof with 6-foot sliding door with 2-foot wide windows on each side.
2. 2nd floor windows will be double windows with a separation
3. Mr. Magee will email the design to Ms. Robinson

A motion was made by Patrick Guthrie to approve the Sawin Street elevation as presented with 3-paired windows 1-over-1 separated mullion with the same width as existing trim. Introduction of a bay with sliding glass door pair 6-foot width with windows flanking both sides. Shed roof with a pitch to match the existing front porch. The width of the bump out will be 11-12 feet. The return of the bump out will have windows. The owner will look into railing requirements with the building department. Ms. Schaefer 2nd the motion. All voted in favor.

The hearing closed at 9:10pm.

9:11pm Informal Hearing with Jarod Galvin from Frank Shirley Architects regarding 252 Gray Street

Mr. Galvin showed photographs of the existing house and drawings of the new plans. The proposal includes the removal of the rear wing of the house and the addition of a 2-story

wing. The main volume of the house will be untouched. There was a favorable response from the Commission on the proposed plans.

A formal hearing is scheduled for February 2, 2016 at 8:30pm for 252 Gray Street.

The Commission requested the following items to be included at the formal hearing:

1. Materials to be used
2. Roof plan

The informal discussion ended at 9:32pm.

New Business:

- a. Mr. Stange reported that a Public History graduate student from U Mass Boston will be working on a Capstone project in Arlington. The student will focus on the Henderson/Teele area of Arlington, interview neighbors, and do an architecture inventory of a couple of houses.

The Arlington Historical Commission meeting adjourned at 10:08 pm.

The next Arlington Historical Commission meeting will be February 2, 2016.

For the Arlington Historical Commission, Victoria Rose, Recording Secretary.